

**Properties**

PIN 01206 - 0266 LT Interest/Estate Fee Simple  
Description PT LOT 72 CONCESSION 1 SANDWICH WEST AS IN R288931 ; WINDSOR  
Address 1350 PELLETIER WINDSOR

**Consideration**

Consideration \$900,001.01

**Transferor(s)**

The transferor(s) hereby transfers the land to the transferee(s).

Name BERBERI, ISA  
Address for Service c/o Paroian Skipper Lawyers  
202-2510 Ouellette Avenue  
Windsor, ON N8X 1L4

I am at least 18 years of age.  
Merita Berberi and I are spouses of one another and are both parties to this document  
This document is not authorized under Power of Attorney by this party.

Name BERBERI, MERITA  
Address for Service c/o Paroian Skipper Lawyers  
202-2510 Ouellette Avenue  
Windsor, ON N8X 1L4

I am at least 18 years of age.  
Isa Berberi and I are spouses of one another and are both parties to this document  
This document is not authorized under Power of Attorney by this party.

**Transferee(s)** Capacity Share

Name GARHA, SITAL SINGH Joint Tenants  
Date of Birth 1970 11 17  
Address for Service 4633 Southwood Lakes Blvd., Windsor, Ontario N9G 3C4

Name KAUR, NIRMAL Joint Tenants  
Date of Birth 1973 01 02  
Address for Service 4633 Southwood Lakes Blvd., Windsor, Ontario N9G 3C4

**Signed By**

James Mark Skipper 2510 Ouellette Ave., Suite 202 acting for Signed 2021 07 30  
Windsor Transferor(s)  
N8X 1L4

Tel 519-250-0894  
Fax 519-966-1869

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).  
I have the authority to sign and register the document on behalf of the Transferor(s).

Rashid Farhat 1 Hanna Street West acting for Signed 2021 07 29  
Windsor Transferee(s)  
N8X 1C7

Tel 519-255-4382  
Fax 519-915-7349

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).  
I have the authority to sign and register the document on behalf of the Transferee(s).

**Submitted By**

FARHAT & ASSOCIATES LAW FIRM 1 Hanna Street West 2021 07 30  
Windsor  
N8X 1C7

Tel 519-255-4382  
Fax 519-915-7349

*The applicant(s) hereby applies to the Land Registrar.*

**Fees/Taxes/Payment**

Statutory Registration Fee	\$65.30
Provincial Land Transfer Tax	\$14,475.02
Total Paid	\$14,540.32

**File Number**

Transferor Client File Number :	3791
Transferee Client File Number :	4955-12770 RF/KM

**LAND TRANSFER TAX STATEMENTS**

In the matter of the conveyance of: 01206 - 0266 PT LOT 72 CONCESSION 1 SANDWICH WEST AS IN R288931 ; WINDSOR

BY: BERBERI, ISA  
BERBERI, MERITA

TO: GARHA, SITAL SINGH Joint Tenants  
KAUR, NIRMAL Joint Tenants

## 1. GARHA, SITAL SINGH AND KAUR, NIRMAL

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for \_\_\_\_\_ described in paragraph(s) ( ) above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for \_\_\_\_\_ described in paragraph(s) ( ) above.
- (f) A transferee described in paragraph ( ) and am making these statements on my own behalf and on behalf of \_\_\_\_\_ who is my spouse described in paragraph ( ) and as such, I have personal knowledge of the facts herein deposed to.

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:  
does not contain a single family residence or contains more than two single family residences.

## 3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$900,001.01
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$900,001.01
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$900,001.01

## 6. Other remarks and explanations, if necessary.

- The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.
- The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "specified region" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
- (a) This is not a conveyance of land that is located within the "specified region".
- The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
- The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.
- SOLICITOR STATEMENT (To be completed when the declarant is an individual licensed to practice law in the province of Ontario): I have fulfilled my obligations as the solicitor of Sital Singh Garha and Nirmal Kaur for the conveyance, in relation to the Law Society of Upper Canada's Rules of Professional Conduct and its By-Laws, as well as the Land Transfer Tax Act, and have reviewed with the transferee(s) their obligations under the Land Transfer Tax Act that are material to the conveyance described in this document.

**PROPERTY Information Record**

A. Nature of Instrument: Transfer  
LRO 12 Registration No. CE1023817 Date: 2021/07/30

B. Property(s): PIN 01206 - 0266 Address 1350 PELLETIER Assessment 3739040 - 4300410  
WINDSOR Roll No

C. Address for Service: 4633 Southwood Lakes Blvd., Windsor, Ontario N9G 3C4

D. (i) Last Conveyance(s): PIN 01206 - 0266 Registration No. R1401441  
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes  No  Not known

E. Tax Statements Prepared By: Rashid Farhat  
1 Hanna Street West  
Windsor N8X 1C7